WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/27/12 14:31 2 pgs
Fees:13.00 Taxes:1406.00
20120127-0007956

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

12-01-005-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of January, 2012

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
J. GREGORY HALE	" NEW OWNER "	43-13
(NAME) 121 – 21ST Avenue North, Ste. 201	(NAME)	109.00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **RONALD C. SMITH AND JEANIE JOHNSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **J. GREGORY HALE, MARRIED**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

(PARCEL NO. 1)
LAND in Davidson County, Tennessee being **Lot No. 3, Block "D" on the Map of Forest Park Subdivision, at Madison TN,** of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 3 fronts 50 feet on the South side of Old Hickory Boulevard and runs back between lines 150 feet to a dead line.

(PARCEL NO. 2)
LAND in Davidson County, Tennessee being Lots Nos. 1 & 2, Block "D" on the Map of Forest Park Subdivision, at Madison TN, of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lots Nos. 1 and 3 adjoin and front together 100 feet on the South side of Old Hickory Boulevard and runs back between parallel lines with the easterly margin of 4th Avenue, 150 feet to a line in the rear.

BEING the same property conveyed to RONALD C. SMITH, UNMARRIED, by Deed from ERIC IWAHIRO AND JINA IWAHIRO, dated June 13, 2008, of record in Instrument No. 20080616-0061886, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY, RONALD C. SMITH having since conveyed his interest by Quitclaim Deed, dated December 4, 2009, to VICTOR HAZELWOOD, Trustee, then having conveyed his interest to RONALD C. SMITH AND JEANIE JOHNSON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, of record in Instrument No. 20100106-0001110, said Register's Office.

THE subject property is held by Grantors for COMMERCIAL purposes and is not now nor ever has been the principal place of residence of the Grantors herein.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **412 Old Hickory Blvd., East, Madison, TN, 37115.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, my hands, this 27th day of January, 2012.

RONALD C. SMITH

JEANIE JOHNSON

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RONALD C. SMITH AND JEANIE JOHNSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 2012.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: ~~09/09/14~~ 11-03-15

Notary Public

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON